



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8817

£179,950

6 The Clock House,
Lemon Quay, Truro, South Cornwall, TR1 2LW

LEASEHOLD
(Remainder of 125 years which commenced in 2006)



General view of the building

Attention investment buyers – lucrative rental income.

To be sold with a tenant in situ, a spacious, 2 bedroomed duplex apartment with lift access in this landmark building on Lemon Quay in the heart of Truro city centre.

With a 20' x 18' open-plan kitchen/living/dining room with a balcony, principal bedroom with en-suite shower room, second double bedroom, bathroom and the use of a large landscaped communal roof terrace.



SUMMARY OF ACCOMMODATION – In all, about 793sq.ft.

Ground Floor: communal entrance foyer with telephone entry, lift as well as staircase to the first and second floors as well as a communal bike store.

THE APARTMENT

Entrance hall opening into the open-plan kitchen/living/dining room with balcony, stairs descending to the lower floor.

Lower Floor: 2 bedrooms with principal en-suite shower room, separate bathroom.

Outside: rooftop garden with decking and various seating areas.

DESCRIPTION

6 The Clock House is currently tenanted on an assured shorthold tenancy. The tenant is currently paying £1000 per calendar month – a 6% yield.

Apartment 6 is situated over two floors with a large open-plan kitchen/living/dining room with access to a balcony.

From the living room there are stairs descending to the lower floor providing access to two bedrooms with the principal bedroom benefitting from en-suite facilities. There is also a separate bathroom. From the bedroom hall is a lockable door leading to the first floor communal landing.

The original build was of a high standard and the apartment boasts a high specification including sealed unit double glazed windows, thermostatically controlled electric radiators, light wood veneered doors with brushed steel door furniture and polished oak flooring in the kitchen/living/dining room, whilst the bedrooms are both carpeted.

The Clock House is unique in the cathedral city of Truro – the conversion of a landmark elegant building directly fronting Lemon Quay. The upper two floors of the building were converted to form a small number of apartments with their own communal roof terrace.

The building has been well cared for since its conversion with smart, light communal areas controlled by a telephone entry system, with a communal bike store, lift access and a contemporary staircase leading between the floors.

On the top floor is a 65' long landscaped communal roof terrace with decked seating areas, lighting and waterfall feature along with planted tubs and a part pebble strewn floor. This area is open to the residents and their guests for their enjoyment.

LOCATION

The position of The Clock House makes it ideal as a city base, working week 'crash pad', letting investment or even as a retirement home situated as close to the hub of Truro's facilities as possible. Within a moments level walk of the building is the Hall for Cornwall Theatre, Marks & Spencer, Tesco superstore, the professional services on Lemon Street which has the new health centre at its top and any number of other shops, cafés and restaurants. 6 The Clock House offers a desirable city centre living environment.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

A secure entrance just off the piazza opens into:-

COMMUNAL HALLWAY. Lift and staircase providing access to the apartments.

HALL. There are two access doors into this duplex apartment with one at first floor level and another at second floor level. The access from the second floor is via an entrance door which opens into the open-plan accommodation.



OPEN-PLAN KITCHEN / LIVING / DINING ROOM. A lovely bright room providing accommodation which incorporates the living and dining area plus a modern kitchen.

LIVING / DINING AREA – 18'5" x 17'8". Timber effect laminate flooring, wall mounted electric heater, double glazed French doors with double glazed windows to either side opening onto the balcony. Multiple inset downlighters, cupboard housing the Telford Tempest stainless mains pressure domestic hot water cylinder. Wall mounted Videx entry phone. Stairs descending to the lower floor.

KITCHEN – 11'7" x 6'. Timber effect laminate flooring, range of white fronted wall and base units with stainless steel handles and roll edged granite effect worksurfaces over incorporating a stainless steel sink and drainer unit with chrome contemporary hot and cold mixer tap over, tiled splashbacks, inset four ring electric hob with stainless steel splashback and extractor hood over, under counter stainless steel oven, Zanussi built-in dishwasher, built-in fridge and freezer, eye level Zanussi stainless steel microwave, Zanussi built-in washer/dryer, multiple inset downlighters.

BALCONY. Access via the French doors from the living accommodation. With secure stainless steel railings to mid height, paved terrace and views towards the quay.

LOWER FLOOR

Stairs descend from the open-plan living/kitchen/dining room to the lower floor.

HALLWAY. Second entrance door to the first floor, wall mounted electric heater, inset downlighters, understair storage cupboard. Doors to:-



PRINCIPAL BEDROOM – 17'3" x 9'6". Double glazed window to side elevation, range of fitted bedroom furniture including two wardrobes, eye level storage lockers, two bedside cabinets and a corner dressing table with storage under. Inset downlighters, wall mounted electric heater. Door to:-

EN-SUITE SHOWER ROOM. Tiled flooring, part tiled walls, fully tiled shower cubicle with wall mounted Mira Sport electronic shower with riser attachment and glazed shower screen, wall mounted sink with tiled splashback and hot and cold mixer tap over, concealed cistern wc, wall mounted shaver point, large wall mounted mirror, inset downlighters, extractor fan, chrome wall mounted towel heater.

BEDROOM 2 – 13'3" x 8'2". Double glazed window to the side elevation, range of fitted bedroom furniture including a double wardrobe, single wardrobe, eye level storage lockers and bedside cabinet, wall mounted electric heater, inset downlighters.



BATHROOM. Tiled flooring, part tiled walls, panelled bath with hot and cold mixer tap and shower attachment over, glazed shower screen, concealed cistern wc, wall mounted sink with tiled splashback and hot and cold mixer tap over, chrome wall mounted towel heater, large wall mounted mirror, wall mounted shaver point, inset downlighters, extractor fan.

OUTSIDE

No. 6 has access to and benefit of the use of a 65' long communal roof terrace that is shielded from the wind on all sides and has an attractive view to the clock tower. This unexpectedly large area has two spacious decks with contemporary outdoor seating, tables and LED uplighters giving relaxing places to entertain. The two decks are set above paving and a pebble strewn rockery with contemporary tall planters, a chrome waterfall feature and various lighting.



Communal roof terrace

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 2LW.

SERVICES – Mains water, drainage, electricity.

COUNCIL TAX BAND – C (see www.mycounciltax.org.uk).

TENURE – Leasehold – Remaining term of lease – 108 years (125 Year Lease from 9th December 2006). Ground Rent Payable: there is a peppercorn rent which is not requested. Latest service charge payable – £2,200.08 per annum. The managing agents are Silverkey Property Management in Truro. Pets can be allowed with written permission from the Management Company. There are no restrictions preventing you from using the apartment as an AST residential let or as a holiday let.

DIRECTIONS – From Lemon Quay in the heart of Truro, The Clock House is positioned prominently on the western side with the entrance being found at the side of the building on Tabernacle Street.

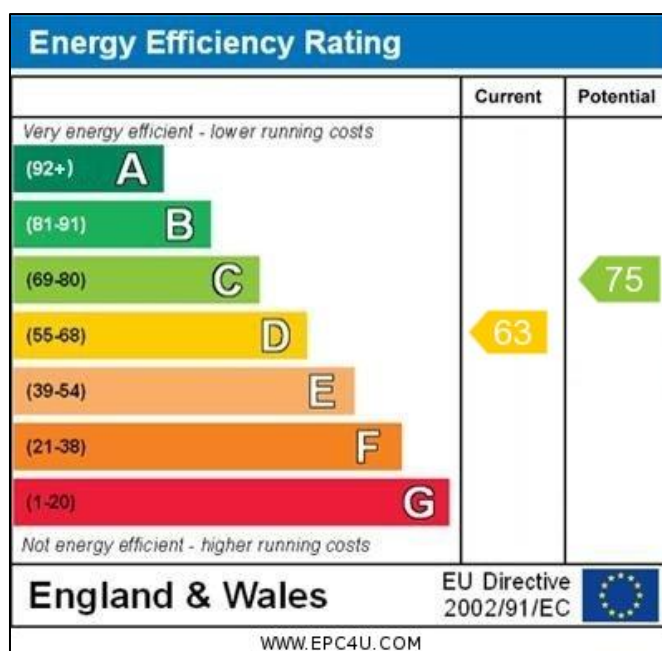
AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – Please note that some of the photographs used in these sales particulars were taken in 2018.

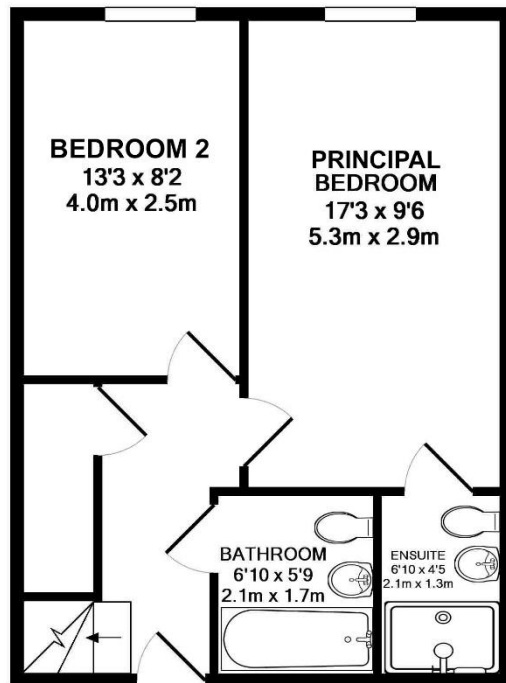
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

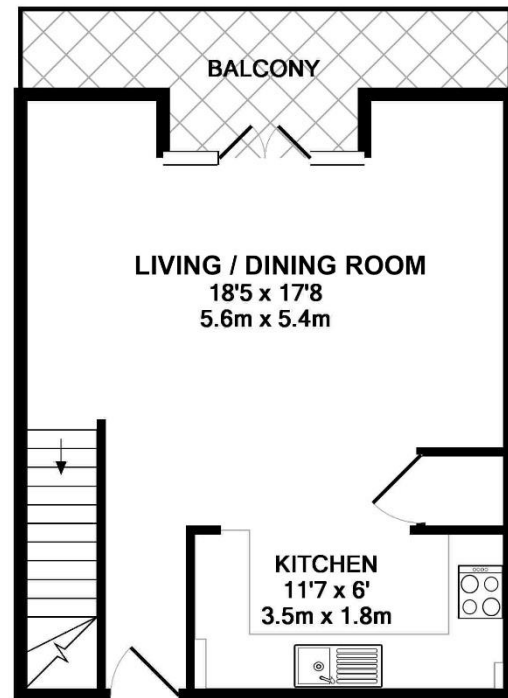
Approved Redress Scheme



Not to scale – for identification purposes only.



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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